

Fourth Amendment To Survey Map and Plans For STONEBRIDGE CONDOMINIUM

SECTION 21, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON
SHEET 1 OF 3

DESCRIPTION FOR STONEBRIDGE CONDOMINIUM

THAT CERTAIN TRACT OF LAND SHOWN AS "SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION" AS SHOWN ON:

1. STONEBRIDGE CONDOMINIUM ACCORDING TO THE FIRST AMENDED DECLARATION THEREOF RECORDED JUNE 22, 2001, UNDER AUDITOR'S FILE NO. 200106220057, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE FIRST AMENDED SURVEY MAP AND PLANS THEREOF RECORDED JUNE 22, 2001 UNDER AUDITOR'S FILE NO. 200106220058, RECORDS OF SKAGIT COUNTY, WASHINGTON.
2. STONEBRIDGE CONDOMINIUM ACCORDING TO THE SECOND AMENDED DECLARATION THEREOF RECORDED FEBRUARY 23, 2002, UNDER AUDITOR'S FILE NO. 200202250202, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE SECOND AMENDED SURVEY MAP AND PLANS THEREOF RECORDED FEBRUARY 23, 2002 UNDER AUDITOR'S FILE NO. 200202250201, RECORDS OF SKAGIT COUNTY, WASHINGTON.
3. THAT PORTION OF STONEBRIDGE CONDOMINIUM ACCORDING TO THE THIRD AMENDED DECLARATION THEREOF RECORDED 7-29-2002, UNDER AUDITOR'S FILE NO. 2002027290131, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE THIRD AMENDED SURVEY MAP AND PLANS THEREOF RECORDED 7-29-2002, UNDER AUDITOR'S FILE NO. 2002027290130, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, DESCRIBED AS FOLLOWS:
"BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION AS SHOWN ON THE PLAT OF 'JOHNSON'S SECOND ADDITION', AS PER PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON,
THENCE NORTH 88°29'39" WEST 220.00 FEET ALONG THE SOUTH LINE OF SAID JOHNSON'S SECOND ADDITION, THENCE SOUTH 91°23'59" WEST 112.39 FEET, EAST 135.00 FEET, THENCE SOUTH 67°34'45" EAST 48.47 FEET, THENCE SOUTH 00°37'14" EAST 100.00 FEET, THENCE SOUTH 04°41'59" WEST 98.03 FEET, THENCE NORTH 89°18'23" WEST 100.00 FEET, THENCE SOUTH 20°11'15" WEST 167.61 FEET, THENCE SOUTH 02°03'08" WEST 128.96 FEET, THENCE SOUTH 88°30'28" EAST 47.50 FEET, THENCE SOUTH 07°29'52" WEST 32.00 FEET TO THE SOUTH LINE OF SAID STONEBRIDGE CONDOMINIUM ACCORDING TO THE THIRD AMENDMENT THEREOF; THENCE SOUTH 88°30'28" EAST 261.17 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°41'35" EAST 688.20 FEET ALONG THE EAST LINE OF SAID STONEBRIDGE CONDOMINIUM ACCORDING TO THE THIRD AMENDMENT THEREOF TO THE POINT OF BEGINNING.
SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, MINERAL RESERVATIONS AND OTHER INSTRUMENTS OF RECORD.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY, G.T.E., CASCADE NATURAL GAS CORP., AND TO CABLEVISION OF WASHINGTON, INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE ROADWAYS AND UTILITIES EASEMENTS SHOWN HEREON, AND ALONG THE ROUTES OF THE AS BUILT OR YET TO BE BUILT UTILITY ALIGNMENTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FITURES, AND APPURTENANCES ATTACHED HERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE CONDOMINIUM AND OTHER PROPERTY AS MAY BE DEVELOPED IN ASSOCIATION WITH EXPANSIONS TO THIS CONDOMINIUM, TOGETHER WITH THE RIGHT TO ENTER UPON THE UNITS (LOTS) AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE CONDOMINIUM OR TO THE ASSOCIATION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

ALL COMMON ELEMENT AREAS ARE SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS SURVEY MAP AND PLANS, AS IT MAY BE AMENDED BY THE DECLARANT WITH THE APPROVAL OF THE CITY OF MOUNT VERNON, IN ACCORDANCE WITH THE STONEBRIDGE FINAL PLANNED UNIT DEVELOPMENT APPROVED AUGUST 9, 2000 BY THE CITY COUNCIL (PUD - MISC. 00-03) UPON COMPLETION, THE IMPROVEMENTS ON THE LAND SHALL BE INCLUDED IN STONEBRIDGE CONDOMINIUM, IN WHICH THE OWNERS OF UNITS WILL ALL HAVE A MEMBERSHIP INTEREST. THIS SURVEY MAP AND PLANS SHALL BE BINDING UPON ALL NOW OR HEREAFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.

WATER PIPELINE EASEMENT

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE PUD TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE WITH NECESSARY APPURTENANCES FOR TRANSPORTATION OF WATER OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANITOR.

GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT, OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANITOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANITOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

SEMRAU ENGINEERING & SURVEYING
SURVEYING • ENGINEERING • PLANNING
2118 RIVERSIDE DRIVE - SUITE 104
MOUNT VERNON, WA 98273
COPYRIGHT 2002
360-424-9566

NOTES

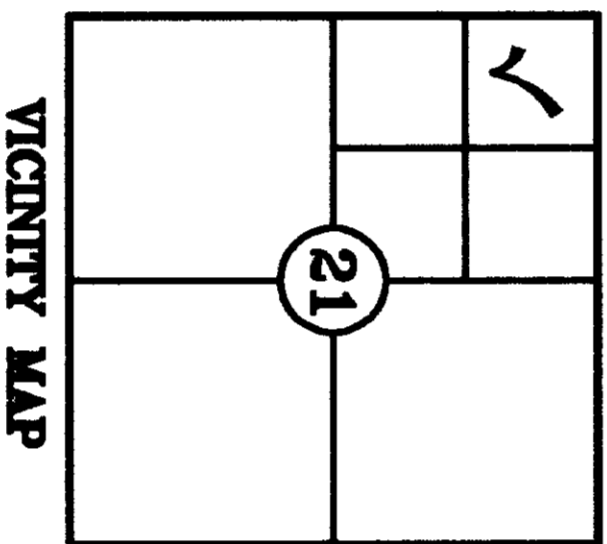
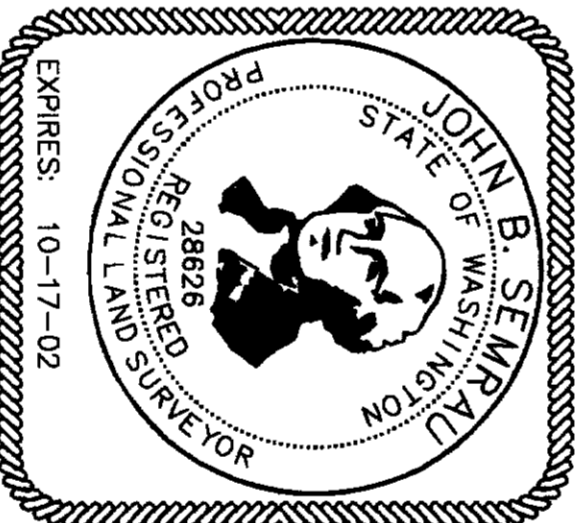
1. INDICATES REBAR SET AT CORNER AND CAPPED WITH YELLOW CAP
INScribed SEMRAU 9622 OR SEMRAU 28626
2. INDICATES EXISTING POINTS FOUND
SEMRAU 9622 OR SEMRAU 28626
3. INSTRUMENTATION LEICA TCA 1105 THEODOLITE DISTANCE METER
4. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
5. MERIDIAN: ASSUMED
6. BASIS OF BEARING: EXISTING SURVEY MONUMENTS FOUND ALONG THE CENTERLINE OF LAVENTURE ROAD AND ALISON AVENUE
7. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE JOHNSON'S SECOND ADDITION, RECORDED IN VOLUME 7 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON.
8. DATUM: NAVD'29
9. BENCH MARK = NORTHWEST BOLT ON TOP OF FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SHADY LANE AND STONEBRIDGE WAY. ELEVATION = 113.85
10. ALL UNITS INCLUDE THE EXISTING BUILDING OR BUILDINGS TO BE BUILT, AS REFERENCED IN THE DECLARATION, TOGETHER WITH THE SURROUNDING LAND SHOWN HEREON.
11. UTILITY LOCATIONS ARE SHOWN ON THE RECORDED PLAN OF STONEBRIDGE CONDOMINIUM. THE DESCRIPTION FOR THIS SURVEY IS FROM A LAND TITLE COMPANY, SUBDIVISION GUARANTEE ORDER NO. P-932225-E, DATED NOVEMBER 6, 2000.
12. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
13. THE PROPERTY HEREIN DEDICATED IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE DOCUMENTS RECORDED UNDER AUDITOR FILE NUMBERS, 200011030062, 200011030060 AND 200011060092.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF SURVEY RECORDING ACT AT THE REQUEST OF LANDED GENTRY DEVELOPMENT, INC., A WASHINGTON CORPORATION.

I HEREBY DECLARE THAT THIS SURVEY MAP AND PLANS FOR STONEBRIDGE CONDOMINIUM, ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREBY DESCRIBED; THAT THE BEARINGS AND DISTANCES OF PROPERTY LINES AND HORIZONTAL AND VERTICAL UNIT BOUNDARIES ARE CORRECTLY SHOWN; AND THAT INFORMATION REQUIRED BY RCW 64.34.232 IS SUPPLIED HEREIN.

DATE: 8-22-02
JOHN B. SEMRAU, P.S., CERTIFICATE NO. 28626
2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273
PHONE (360) 424-9566



APPROVAL

EXAMINED AND APPROVED THIS 1st DAY OF OCTOBER 2002.
PLANNING DIRECTOR, CITY OF MOUNT VERNON

TREASURER'S CERTIFICATE

I, KATE JUNGQUIST, TREASURER OF SKAGIT COUNTY, HEREBY CERTIFY THAT ALL TAXES DUE AND/OR DEPOSITS REQUIRED TO COVER ANTICIPATED TAXES ON THE PROPERTY EMBRACED IN THIS PLAT HAVE BEEN PAID, UP TO AND INCLUDING THE YEAR 2002.

SKAGIT COUNTY TREASURER

AUDITOR'S CERTIFICATE

2002101102006
Skagit County Auditor
10/11/2002 Page 1 of 3 2:07PM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

Noma Blumett
SKAGIT COUNTY AUDITOR

DECLARATION REFERENCE

THE FOURTH AMENDMENT TO STONEBRIDGE CONDOMINIUM DECLARATION PREPARED PURSUANT TO THE WASHINGTON CONDOMINIUM ACT FOR THE CONDOMINIUM TO WHICH THIS SURVEY AND SET OF PLANS REFER, WAS RECORDED WITH THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, ON Oct 11, 2002

DEDICATION AND CONSENT

THE UNDERSIGNED OWNERS IN FEE SIMPLE, "DECLARANT", HEREBY DECLARES THIS SURVEY MAP AND DEDICATE THE SAME FOR CONDOMINIUM PURPOSES AND DEDICATE TO THE USE OF PUBLIC FOREVER. THE STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON, SAID OWNERS CONTRACT PURCHASERS AND MORTGAGE HOLDERS OR LIEN HOLDERS FURTHER WAIVE ALL CLAIMS FOR DAMAGES WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS AND AVENUES. THIS SURVEY MAP AND PLANS AND ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE FOURTH AMENDMENT TO CONDOMINIUM DECLARATION FILED CONTEMPORANEOUSLY HEREWITH.

DECLARANT:
LANDED GENTRY DEVELOPMENT, INC., A WASHINGTON CORPORATION
BY: Brian D. Gentry, VICE PRESIDENT

WASHINGTON FEDERAL SAVINGS UNITED STATES CORPORATION
BY: William H. Flack

BY: William H. Flack
BY: William H. Flack

ACKNOWLEDGMENTS

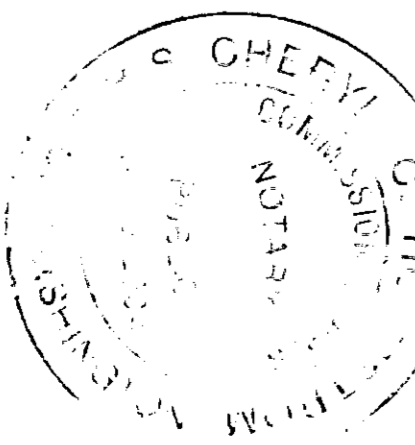
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRIAN D. GENTRY SIGNED THIS INSTRUMENT ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SAID GENTRY DEVELOPMENT, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT

DATE: August 28, 2002
SIGNATURE: William H. Flack
TITLE: Notary Public
MY APPOINTMENT EXPIRES: Sept. 13, 2004



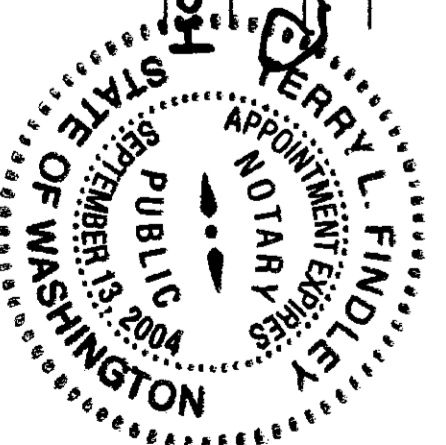
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT ON OATH STATED THAT (S)HE/(THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ ACT OF SAID _____ CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: August 28, 2002
SIGNATURE: William H. Flack
TITLE: Notary Public
MY APPOINTMENT EXPIRES: Sept 13, 2004



I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM H. FLACK AND JORGE E. FLACK HUSBAND AND WIFE, SIGNED THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: August 28, 2002
SIGNATURE: Cheryl J. Findley
TITLE: Notary Public
MY APPOINTMENT EXPIRES: Sept 13, 2004



FOURTH AMENDMENT
STONEBRIDGE CONDOMINIUM
SHEET 1 OF 3

Fourth Amendment To Survey Map and Plans For STONEBRIDGE CONDOMINIUM

SECTION 21, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON
SHEET 2 OF 3

200210110206
Skagit County Auditor
10/11/2002 Page 2 of 3 2:07PM

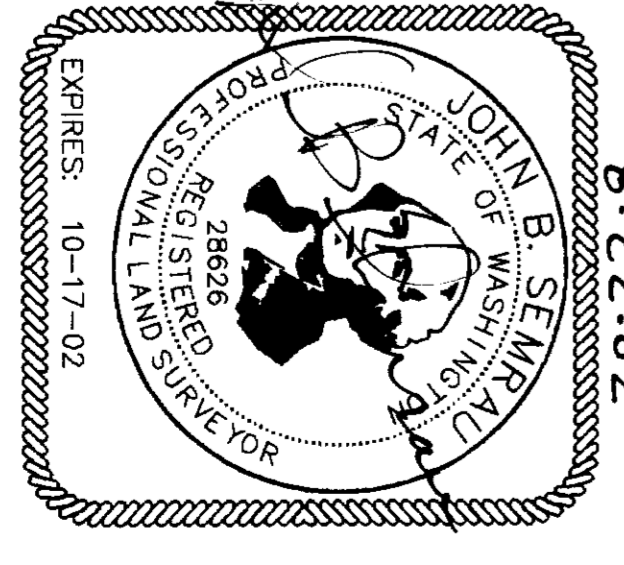
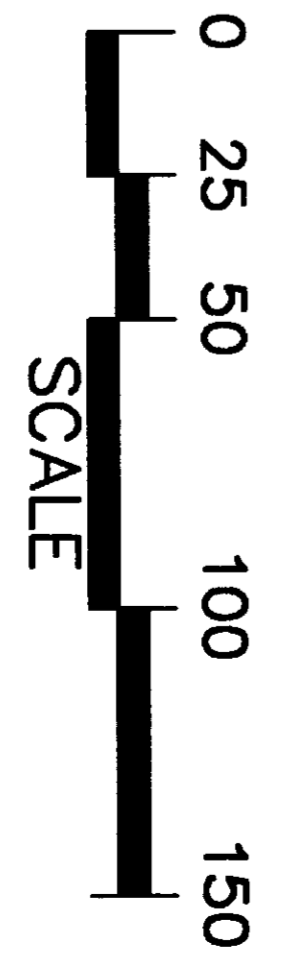
SITE ADDRESS INFORMATION

15	2500	STONEBRIDGE WAY
16	2502	STONEBRIDGE WAY
17	2503	STONEBRIDGE WAY
18	2511	STONEBRIDGE WAY
19	2515	STONEBRIDGE WAY
20	2517	STONEBRIDGE WAY
21	2519	STONEBRIDGE WAY
22	2521	STONEBRIDGE WAY
23	2522	STONEBRIDGE WAY
24	2520	STONEBRIDGE WAY
25	2518	STONEBRIDGE WAY
26	2516	STONEBRIDGE WAY
27	2514	STONEBRIDGE WAY
28	2512	STONEBRIDGE WAY
29	2510	STONEBRIDGE WAY
30	2508	STONEBRIDGE WAY
31	2506	STONEBRIDGE WAY
32	512	SHADY LANE

CURVE TABLE

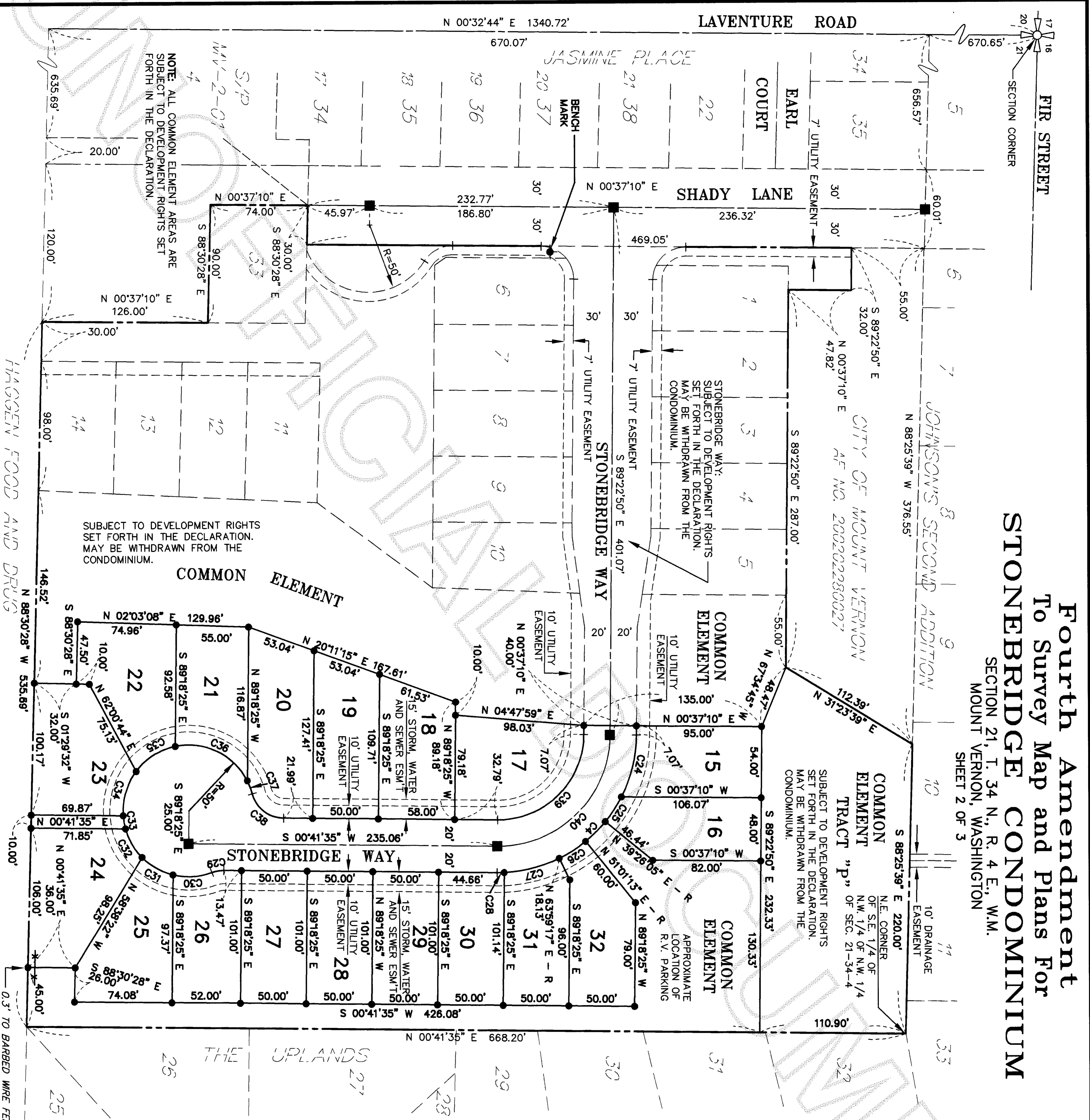
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C24	105.00'	26.32.45"	48.65'
C25	105.00'	12.16.09"	22.48'
C4	105.00'	11.35.08"	21.23'
C26	105.00'	12.58.05"	23.77'
C27	105.00'	23.47.31"	43.60'
C28	105.00'	02.54.47"	5.34'
C29	25.00'	21.02.22"	9.18'
C30	50.00'	34.27.33"	30.07'
C31	50.00'	31.21.01"	27.36'
C32	50.00'	28.57.18"	25.27'
C33	50.00'	11.40.20"	10.19'
C34	50.00'	40.58.29"	35.76'
C35	50.00'	41.15.18"	36.00'
C36	50.00'	74.40.33"	65.17'
C37	50.00'	12.13.52"	10.67'
C38	25.00'	74.32.02"	32.52'
C39	65.00'	90.04.25"	102.19'
C40	85.00'	90.04.25"	133.63'

● - INDICATES IRON REBAR SET WITH YELLOW SURVEY CAP.
■ - INDICATES CONCRETE MONUMENT SET.



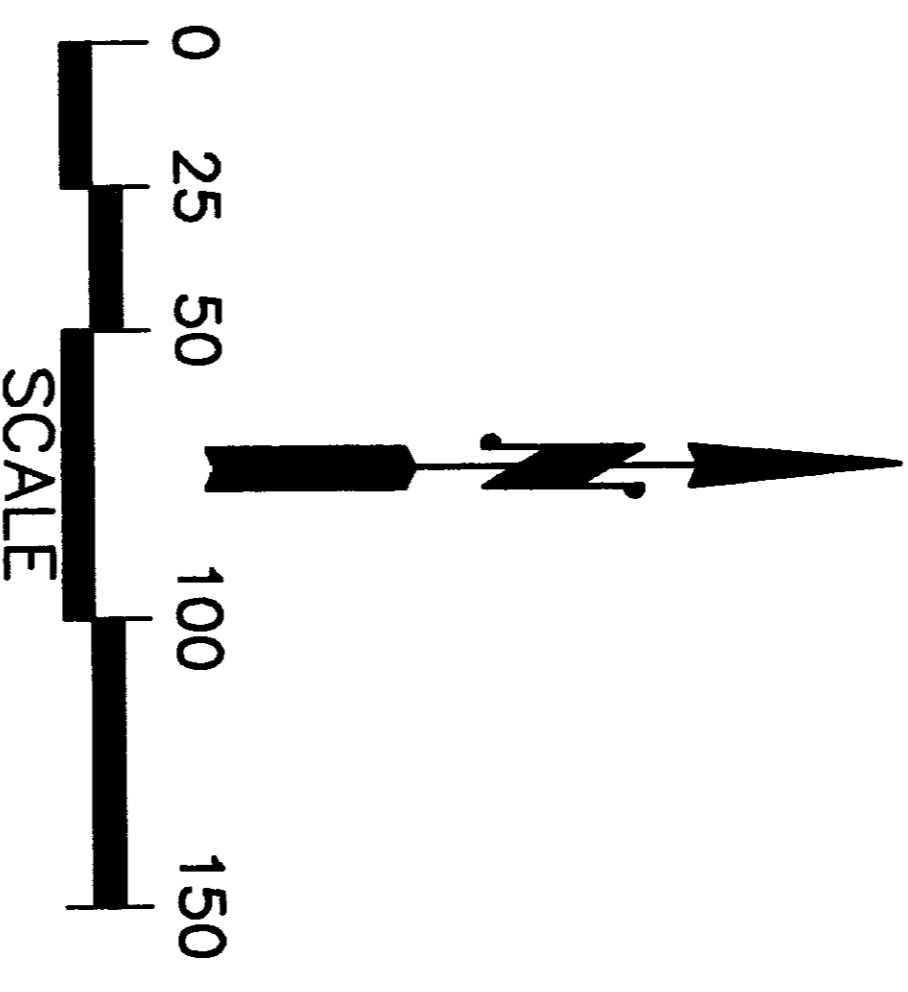
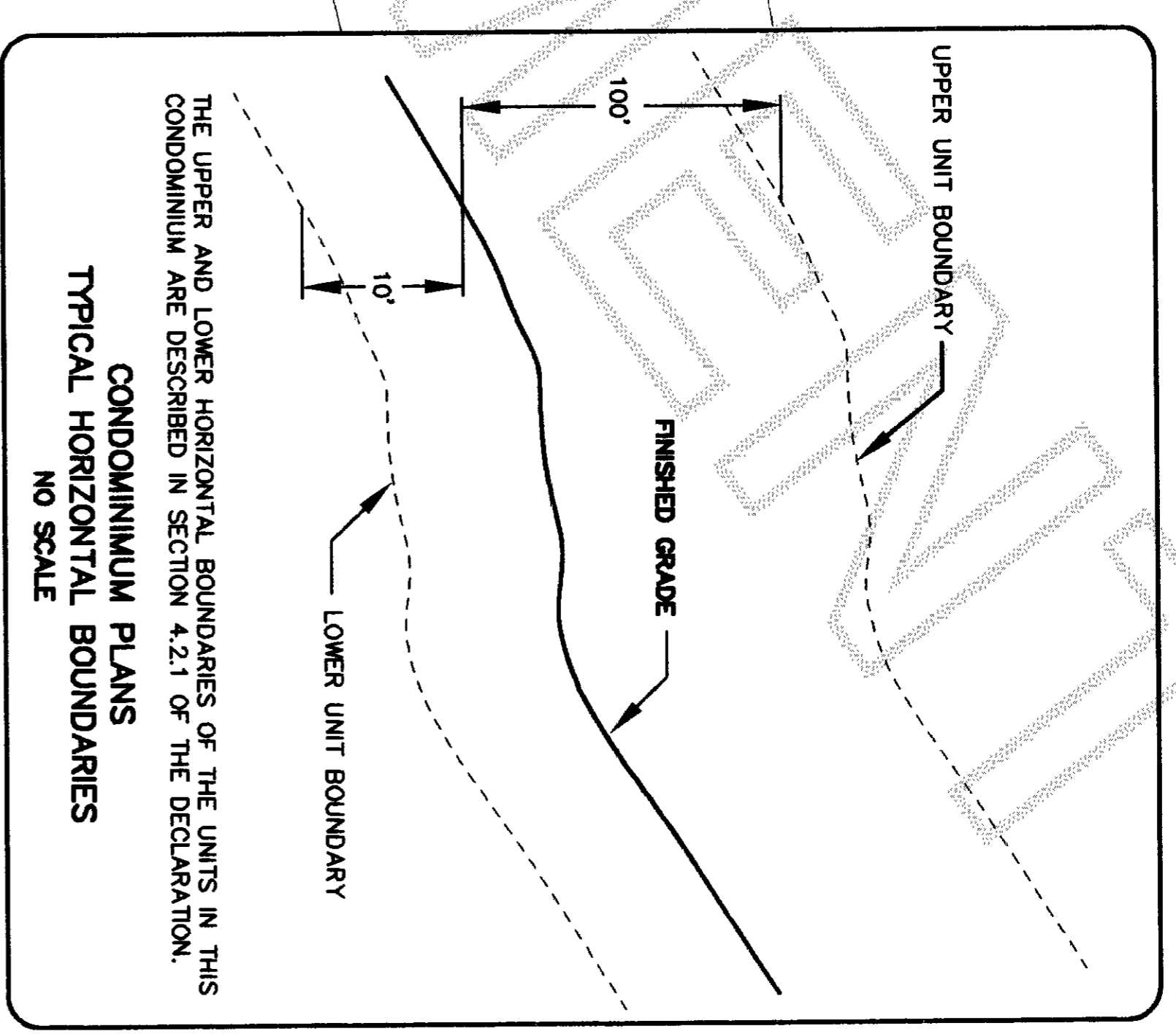
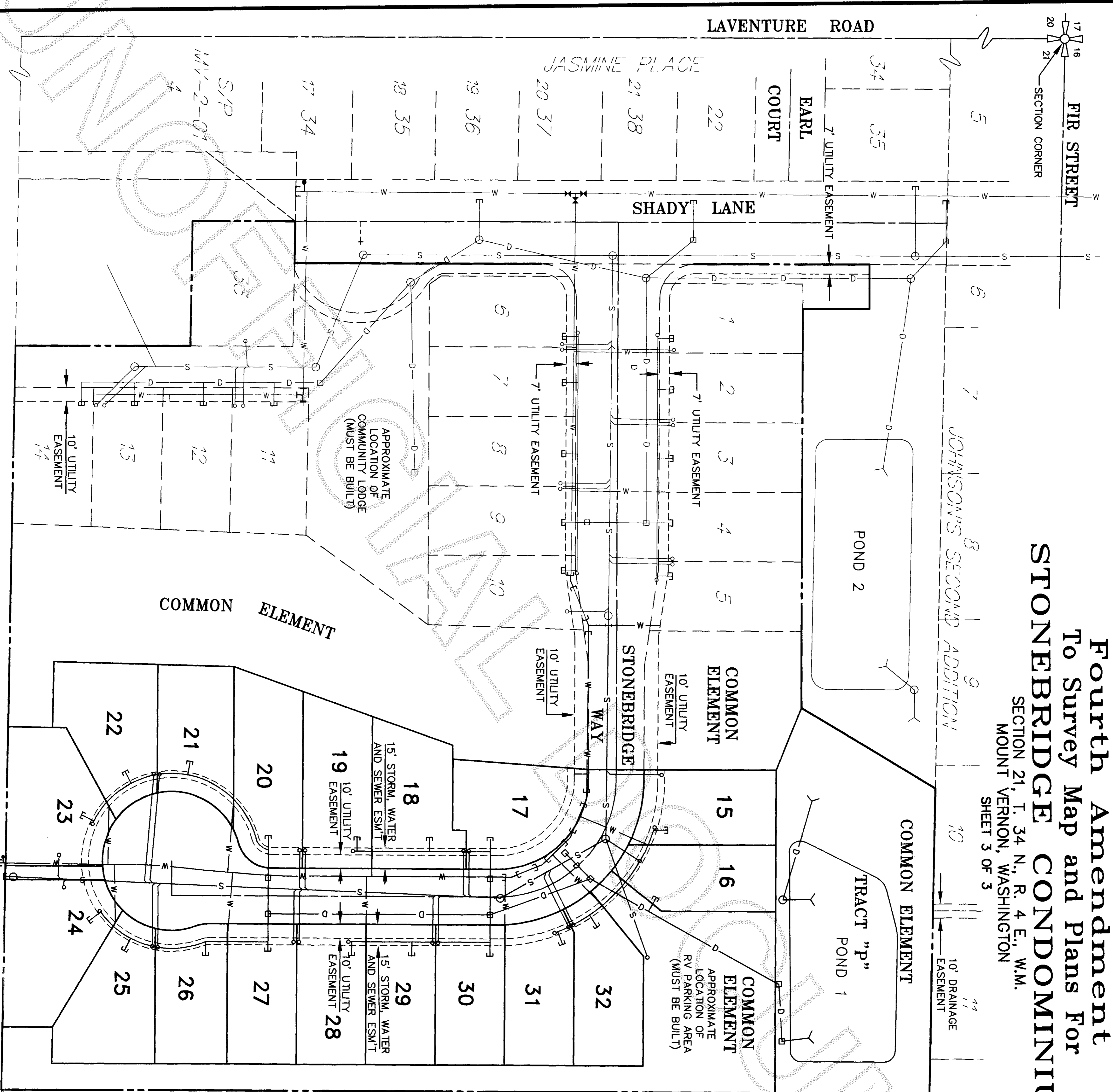
SEMRAU ENGINEERING & SURVEYING
SURVEYING • ENGINEERING • PLANNING
2118 RIVERSIDE DRIVE - SUITE 104
MOUNT VERNON, WA 98273
360-424-9566

FOURTH AMENDMENT
STONEBRIDGE CONDOMINIUM
SHEET 2 OF 3



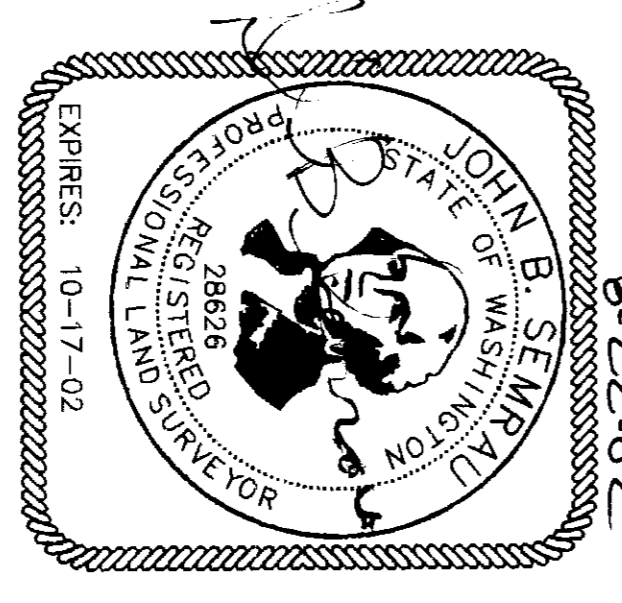
Fourth Amendment To Survey Map and Plans For STONEBRIDGE CONDOMINIUM

SECTION 21, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON
SHEET 3 OF 3



NOTE: THE AREA (S) CONTAINING THE DRAINAGE POND (S) DEPICTED HEREON MAY BE CONVEYED TO THE CITY OF MOUNT VERNON AND/OR ENCUMBERED BY EASEMENTS BENEFITING THE OWNER (S) OF ADJOINING LAND (S) UNDER DEVELOPMENT RIGHTS RESERVED IN THE DECLARATION.

8-22-02



UTILITY LOCATIONS AND MISCELLANEOUS

SEMRAU ENGINEERING & SURVEYING
SURVEYING • ENGINEERING • PLANNING
2118 RIVERSIDE DRIVE - SUITE 104
MOUNT VERNON, WA 98273
360-424-9566

FOURTH AMENDMENT
STONEBRIDGE CONDOMINIUM
SHEET 3 OF 3